146.0	0005	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	820,500 / 820,500
					USE VALUE:	820,500 / 820,500
					ASSESSED:	820,500 / 820,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
20		EASTERN AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PESCATELLO NICHOLAS & KATHRYN	
Owner 2:	TRS/ PESCATELLO FAMILY REVOCAB	
Owner 3:	TRUST	
Street 1:	20 EASTERN AVE	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry	Own Occ: Y
Postal:	02476	Type:

PREVIOUS OWNER

Owner 1:	PESCATELLO NICHOLAS & -
Owner 2:	PESCATELLO KATHRYN A -
Street 1:	20 EASTERN AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .16 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Wood Shingle Exterior and 2112 Square Feet, with 1 John J Con Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6975.000	317,100		503,400	820,500
Total Card	0.160	317,100		503,400	820,500
Total Parcel	0.160	317,100		503,400	820,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 388.49 | /Parcel: 388.49

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	96210
GIS Ref	
GIS Ref	
Insp Date	07/28/16

!11451!

PREVIOUS ASSESSMENT

Parcel ID: 146.0-0005-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	317,100	0	6,975.	503,400	820,500		Year end	12/23/2021
2021	101	FV	307,500	0	6,975.	503,400	810,900		Year End Roll	12/10/2020
2020	101	FV	307,500	0	6,975.	503,400	810,900	810,900	Year End Roll	12/18/2019
2019	101	FV	241,800	0	6,975.	471,900	713,700	713,700	Year End Roll	1/3/2019
2018	101	FV	241,800	0	6,975.	390,100	631,900	631,900	Year End Roll	12/20/2017
2017	101	FV	241,800	0	6,975.	358,700	600,500	600,500	Year End Roll	1/3/2017
2016	101	FV	239,200	0	6,975.	327,200	566,400	566,400	Year End	1/4/2016
2015	101	FV	233,400	0	6,975.	320,900	554,300	554,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	12:32:27

LAST REV

Date	Time
12/06/21	14:23:18
mmcmakin	
11451	

USER DEFINED

Prior Id # 1:	96210
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11451

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PESCATELLO NICH	79208-156	1	11/23/2021	Convenience	99	No	No		
CONLON JOHN J J	61646-557		4/22/2013		625,600	No	No		Anne M. Conlon d.o.d. 5/16/2013.
	10286-387		6/10/1963			No	No		John J Conlon d.o.d. 3/31/2013.

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/9/2019	457	Inter Fi	60,000	C				
11/16/2015	1775	Addition	23,000					
11/24/2014	1583	Foundati	19,000					Install foundation
8/13/2013	1218	Manual	5,153	C				
7/15/1992	306	Manual	985	C				REPAIR CHIMNEY

ACTIVITY INFORMATION

Date	Result	By	Name
7/28/2016	Measured	DGM	D Mann
7/28/2016	Permit Visit	DGM	D Mann
1/16/2014	Info Fm Prmt	EMK	Ellen K
11/5/2008	Meas/Inspect	355	PATRIOT
1/5/2000	Meas/Inspect	163	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6975		Sq. Ft.	Site		0	80.	0.90	9									503,400						503,400	

Total AC/HA:	0.16012	Total SF/SM:	6975	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	503,400	Spl Credit		Total:	503,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.28253007
Const Adj.:	0.99960202
Adj $ / SQ:	166.663
Other Features:	92041
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	430850
Depreciation:	113744
Depreciated Total:	317105

COMMENTS

NO ATTIC SINK IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	4	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

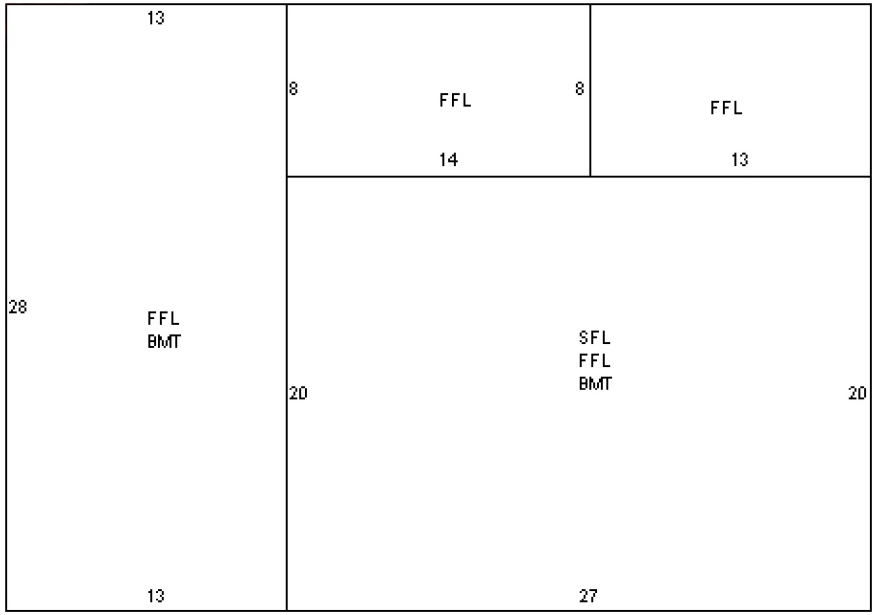
No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	166.66
Special Features:	0	Val/Su Net:	123.67
Final Total:	317100	Val/Su SzAd	191.02

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,120	166.660	186,662
BMT	Basement	904	68.750	62,148
SFL	Second Floor	540	166.660	89,998
	Net Sketched Area:	2,564	Total:	338,808
Size Ad	1660	Gross Area	2564	FinArea 2112

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	AFB	50	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

146.0-0005-0010.0

IMAGE

AssessPro Patriot Properties, Inc